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# **THE VILLAGE OF WILLOW SPRINGS COOK COUNTY, ILLINOIS**

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## **ORDINANCE NUMBER 2018-O-11**

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**AN ORDINANCE DETERMINING THE APPROPRIATENESS FOR CLASS 6B  
STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY  
CLASSIFICATION ORDINANCE FOR REAL ESTATE COMMONLY KNOWN  
AS 8104 ARCHER AVENUE**

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**JOHN M. CARPINO, President**

**MARY JANE MANNELLA, Clerk**

**THOMAS E. BIRKS  
MICHAEL C. KENNEDY  
MELISSA N. NEDDERMEYER  
FRED POSCH  
KATHRYN STANPHILL  
TERRANCE CARR**

**TRUSTEES**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Willow  
Springs on February 22<sup>nd</sup>, 2018

Tressler LLP – Village Attorneys – 2600 East 107<sup>th</sup> Street, Bolingbrook, Illinois 60440

**VILLAGE OF WILLOW SPRINGS  
ORDINANCE 2018 – O – 11**

**AN ORDINANCE DETERMINING THE APPROPRIATENESS FOR CLASS 6B  
STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY  
CLASSIFICATION ORDINANCE FOR REAL ESTATE COMMONLY KNOWN  
AS 8104 ARCHER AVENUE**

**BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLOW SPRINGS,  
ILLINOIS:**

**SECTION 1:** Chicago Realty Ventures, Inc., an Illinois corporation (the "**Applicant**") has recently purchased the subject property commonly known as 8104 Archer Avenue (the "**Property**"), which is more particularly described on Exhibit A, and desires to obtain a real estate tax abatement for its construction, redevelopment and rehabilitation of the Property. Further, the Applicant has indicated that a Class 6b incentive is necessary for the proposed construction, redevelopment and rehabilitation of the Property to occur.

**SECTION 2:** The President and Board of Trustees of the Village have reviewed the Applicant's request to the Village for an ordinance supporting Class 6b application and have determined that the proposed construction, redevelopment and rehabilitation of the Property will increase economic activity, generate new employment, and increase the tax base in the Village. As a consequence, the President and Board of Trustees do hereby support and consent to the filing of a Class 6b application by the Applicant for the Property and find that it is necessary for construction, redevelopment and rehabilitation of the Property.

**SECTION 3:** That if any part or parts of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining parts of this Ordinance. The Village Board declares hereby that they would have passed the remaining parts of this Ordinance, if they had known that such part or parts thereof would be declared unconstitutional.

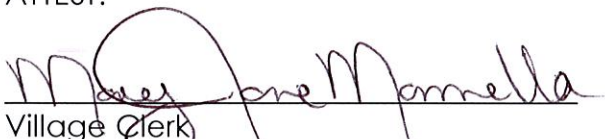
**SECTION 4:** The Village Clerk of the Village of Willow Springs is directed hereby to publish this Ordinance in pamphlet form.

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

**Ordinance 2018-O-11, approved and adopted** by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois this 22<sup>nd</sup> day of February, 2018, pursuant to a roll call vote, as follows:

	PRESENT	ABSENT	YES	NO	ABSTAIN
Trustee Birks	✓		✓		
Trustee Carr	✓		✓		
Trustee Kennedy	✓		✓		
Trustee Neddermeyer	✓		✓		
Trustee Posch	✓		✓		
Trustee Stanphill	✓		✓		
President Carpino	✓				
<b>TOTAL</b>	<b>7</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>

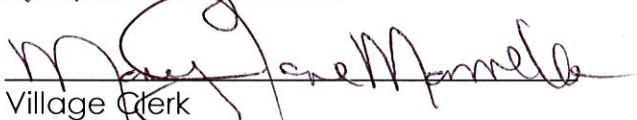
ATTEST:

  
Village Clerk

  
Board President



Published in pamphlet form by order of the Village Board this 22<sup>nd</sup> day of February, 2018.

  
Village Clerk

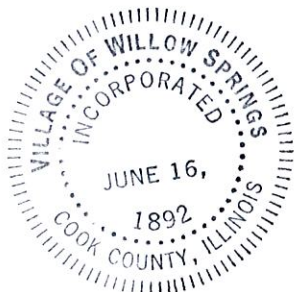
STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF COOK       )

**CERTIFICATION**

I, Mary Jane Mannella, DO HEREBY CERTIFY that I am the duly qualified and appointed Village Clerk of the Village of Willow Springs, Cook County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Willow Springs, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true and correct copy of **ORDINANCE NO. 2018-O-11, "AN ORDINANCE DETERMINING THE APPROPRIATENESS FOR CLASS 6B STATUS PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE FOR REAL ESTATE COMMONLY KNOWN AS 8104 ARCHER AVENUE"** adopted and approved by the President and Board of Trustees of the Village of Willow Springs, Illinois, on February 8, 2018.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Willow Springs, Cook County, Illinois on **February 22, 2018.**



  
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Mary Jane Mannella, Village Clerk  
Village of Willow Springs, Cook County, Illinois



## **EXHIBIT A**

### **PROPERTY DETAILS**

**Legal Description:** LOT 1 IN BLOCK 3 IN DINEFF'S FOREST VIEW, BEING A SUBDIVISION OF ALL THAT PART OF THE WEST  $\frac{1}{2}$  OF SECTION 27, LYING SOUTHWESTERLY OF THE CHICAGO AND ALTON RAILROAD AND WESTERLY OF LAGRANGE ROAD, TOGETHER WITH ALL THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 34, AND ALL THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 33, ALL IN TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THOSE PORTIONS THEREOF TAKEN FOR HIGHWAY PURPOSES) AS DESCRIBED IN TRUST AGREEMENT DATED FEBRUARY 27, 1946, AND KNOWN AS TRUST NO. 1 AND RECORDED IN THE TORRENS OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER 1089545, IN VOLUME 885 B, PAGE 216, IN COOK COUNTY, ILLINOIS ON MARCH 19, 1946.

**PIN:** 18-34-106-009-0000

**Commonly Known As:** 8104 Archer Avenue, Willow Springs, Illinois 60480

**Size of Parcel:** 20,002 square feet